

## CHAPTER 1

### ZONES AND GENERAL PROVISIONS

#### Sec. 1-1. Districts and Boundaries.

For the purpose of this Ordinance, the City of Hampton, Virginia, is hereby divided into classes of districts as hereinafter set forth in subsequent chapters.

#### Sec. 1-2. Zoning Maps.

The location of boundaries of the particular districts, except the Flood Zone District, shall be as shown on a map entitled, "Zoning District Map, Hampton, Virginia, 1960, as amended," which map is a reference map to be used in conjunction with this Ordinance. The said map is a composite of a series of maps showing a more detailed location of boundaries between districts, said series of maps being entitled, "Zoning District Sectional Maps, 1960, as amended," which maps are hereby declared to be a part of this Ordinance. The location and boundaries of the Flood Zone District shall be as shown on a map entitled, "Flood Hazard Boundary Map, 1977," which map is hereby declared to be a part of this Ordinance and shall be used in conjunction with the "Zoning District Sectional Maps" to determine flood zone areas as defined in Chapter 17.2 of this Ordinance. The original "Zoning District Sectional Maps" and "Flood Hazard Boundary Map" shall be filed in the Clerk's Office of the Circuit Court of the City of Hampton, and a copy of each of the aforesaid maps shall be on file in the office of the zoning administrator for more detailed reference.

Where uncertainty exists as to the boundaries of any of the aforesaid districts as shown on said maps, the following rules shall apply:

- (a) The district boundary lines are intended to follow  
street, lot, or property lines, unless such  
district boundary lines are fixed by dimensions  
as  
shown on the "Zoning District Sectional Maps,  
1960, as amended."

they (b) Where such boundaries are so indicated that approximately follow the lot lines, and are not more than ten (10) feet distant therefrom, such lot lines shall be construed to be such boundaries, unless specifically shown otherwise.

### Sec. 1-3. Prohibitions.

Except as hereinafter otherwise provided:

- used, purpose uses in (a) No building shall be erected and no existing building shall be moved, altered, added to, or enlarged, nor shall any land or building be designed, or intended to be used, for any or in any manner other than is intended among hereinafter listed as permitted in the district which such building or land is located.
- limit (b) No building shall be erected, reconstructed, or structurally altered to exceed in height the hereinafter designated for the district in which such building is located.
- open upon (c) No building shall be erected, nor shall any space surrounding any building be encroached or reduced in any manner except in conformity to the yard, lot area, and building location regulations hereinafter designated for the district in which such building or open space is located.
- (d) No yard or other open space provided about any building for the purpose of complying with the provisions of this Ordinance shall be considered as providing a yard or open space for any other building, and no yard or other open space on one lot shall be considered as providing a yard or open space for a building on any other lot.

Sec. 1-4. Annexed Territory.

Any territory annexed to the City of Hampton, Virginia, shall be considered as being in the R-13 District until such time as the City Council has adopted the Zoning District for such territory, in accordance with the requirements of this Ordinance.